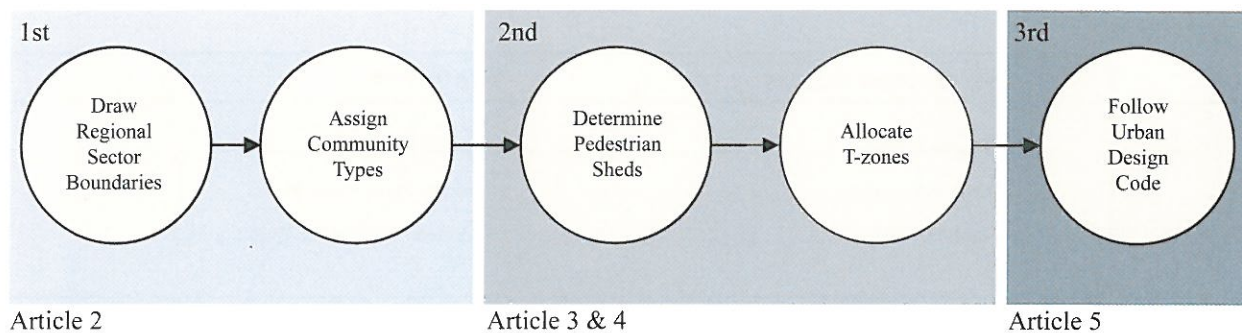


Terms and Synonyms: The SmartCode does not integrate all terms used by other Smart Growth publications, which are otherwise fully compatible. A list of synonyms for commonly used terms is provided here. They may be exchanged as necessary.

	SMARTCODE TERMS	SYNONYMS
PLAN TYPES	Regional Plan.....	General Plan / Sector Plan
	Community Plan	Specific Plan / Local Plan
	Building Plan	Detailed Plan / Site & Building Plan
SECTOR TYPES	01 Preserved Open Sector	Open Space Conservancy / Green Infrastructure
	02 Reserved Open Sector	Urban Expansion Area
	G1 Restricted Growth Sector	Tier 1
	G2 Controlled Growth Sector	Tier 2
	G3 Intended Growth Sector	Tier 3
	G4 Infill Growth Sector	Urban Redevelopment Area / Urban Infill Area
	SD Special District.....	District by Assignment
COMMUNITY TYPES	CLD Clustered Land Development.....	Hamlet / Conservation Land Development
	TND Traditional Neighborhood Development	Village / Neighborhood
	RCD Regional Center Development.....	Town / Town Center / Downtown
	TOD Transit-Oriented Development	Transit-Ready Development
TRANSECT ZONES	T1 Natural Zone.....	Green Infrastructure
	T2 Rural Zone.....	Exurban Zone
	T3 Sub-Urban Zone	Neighborhood Edge Zone / Edge-of-Town Zone
	T4 General Urban Zone	Neighborhood General Zone / Midtown Zone
	T5 Urban Center Zone	Town or Village Center Zone/ Midtown Zone
	T6 Urban Core Zone	City Center Zone, Downtown Zone
CIVIC ZONES	CS Civic Space.....	Public Space Zone
	CB Civic Building	Public Building Zone

Calibrating Sectors

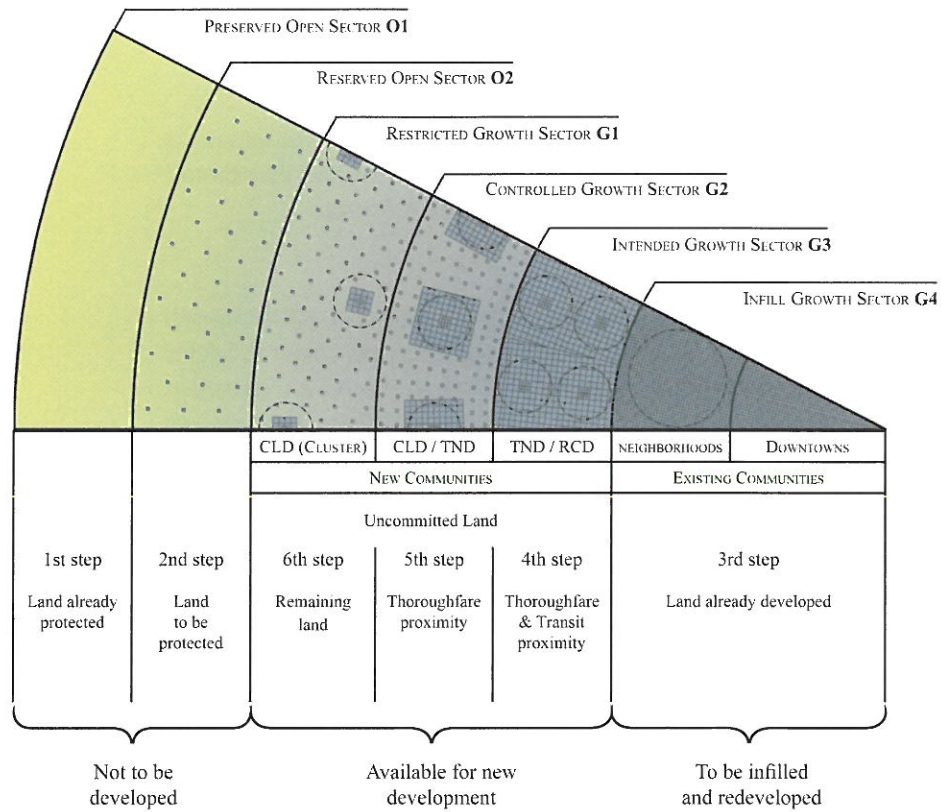


Mapping at the regional Sector scale as described in Article 2 requires a series of steps delineating natural and urban conditions. The objective is to convert geographic information into a set of boundaries. The areas within each of the boundaries is designated to prohibit, allow or encourage one of the Community types. This is a first step, to be followed by the sequence of determining Pedestrian Sheds and assigning T-zones as prescribed in Articles 3 and 4.

It is a common mistake to attempt to use T-zones at the regional scale. The Transect used in the SmartCode operates at the finely-grained community scale. That is why the term SectorMap is used instead of Regulating Plan for purposes of regional planning. While it is possible to assign T2 and T1 to cover many square miles, usually mapping vast areas with Sectors is more useful. For example, the Sector designation O-2 operates well as a mechanism for the Transfer of Development Rights and does not depend on any T-zones having been calibrated or mapped in the sending area. (See Appendix III). Likewise, in farmland, G-1 and G-2 may be mapped to accommodate Hamlets (CLD) that include a T2 zone once a specific Hamlet is being planned. At that stage, the characteristics of the T2 would be more precisely calibrated, just as higher T-zones would be.

A version of the SectorMap method known as Transect Map is available in PDF format at no cost from Criterion Planners at www.crit.com.

Determining Sectors (Article 2)



Determining Community Types (Articles 3 and 4)

PRESERVED OPEN SECTOR O1		RESERVED OPEN SECTOR O2		RESTRICTED GROWTH SECTOR G1		CONTROLLED GROWTH SECTOR G2		INTENDED GROWTH SECTOR G3		INFILL GROWTH SECTOR G4	
				CLD		CLD / TND		TND / RCD		INFILL TND	
				New Communities		Existing Communities					
				Uncommitted Land							
1st step		2nd step		6th step		5th step		4th step		3rd step	
Land already protected		Land to be protected		Remaining land		Thoroughfare proximity		Thoroughfare & Transit proximity		Land already developed	
Not to be developed				Available for new development						To be infilled and redeveloped	

	NO MINIMUM	NO MINIMUM	CLD	CLD	TND	TND	RCD	INFILL TND	INFILL RCD
T1	NO MINIMUM	NO MINIMUM	50% MIN	50% MIN					
T2	NO MINIMUM	NO MINIMUM			NO MIN	NO MIN			
T3			10 - 30%	10 - 30%	10 - 30%	10 - 30%		VARIABLE	
T4			20 - 40%	20 - 40%	30 - 60%	30 - 60%	10 - 30%	VARIABLE	VARIABLE
T5					10 - 30%	10 - 30%	10 - 30%	VARIABLE	VARIABLE
T6							40 - 80%		VARIABLE

REGIONAL PLANS

(This example is taken from north Hillsborough County, Florida.)

Step 1

Identify lands where development should not occur. Land where development is already not permitted is assigned to O-1 Preserved Open Sector. Land that should be protected, but is not yet, is assigned to O-2 Reserved Open Sector.

Step 2

Identify lands where development should occur. First, assign G-4 Infill Growth Sector to land already urbanized. Second, assign G-3 Intended Growth Sector to high capacity intersections and transit proximity. Third, assign G-2 Controlled Growth Sector to areas adjacent to medium capacity thoroughfares. Last, assign G-1 Restricted Growth Sector to all land remaining on the Sector map. The TDR option may be utilized in this Sector, depending on state enabling legislation.

Step 3

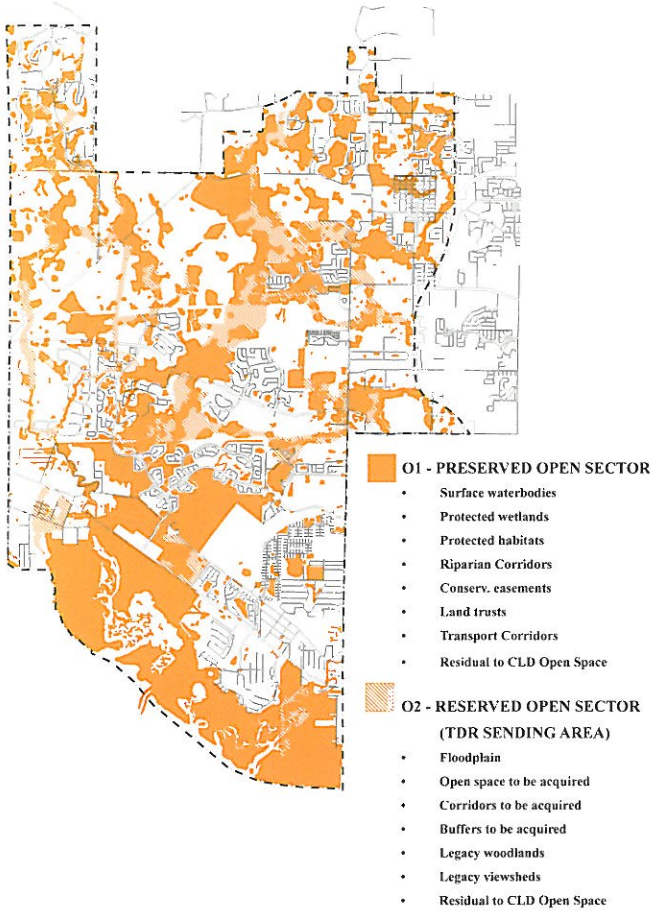
Prioritize G-3 Intended Growth Sectors for development and designate Transfer of Development Rights receiving areas. The O-2 Reserved Open Sectors are designated sending areas. Once their development rights are transferred, these areas join the O-1 Preserved Open Sector. Land in O-2 that has not had its rights transferred may be designated as G-1 Restricted Growth Sector.

Step 4 - Conclusion

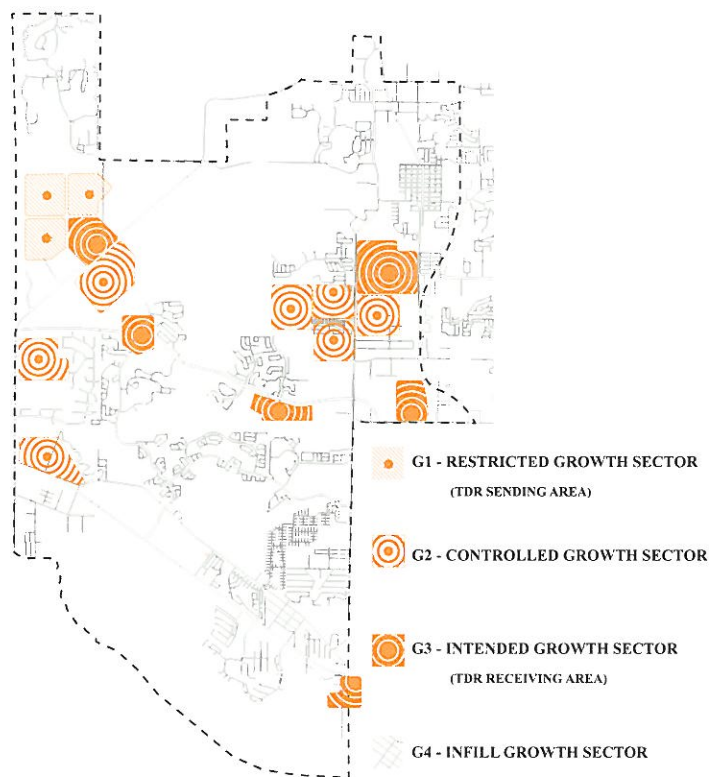
The O-2 Reserves have become O-1 Preserves; the Reserves remaining with untransferred rights have been designated G-1 and may be developed as CLD, and the new TND and RCD Communities are in the G-2 and G-3 Growth Sectors.

Note: The G-4 (Infill Growth) Sector is assigned to Infill and Redevelopment as specified in Article 4. It may be developed as TND or RCD. The following are specified in Article 3: The G-1 Restricted Growth Sector may be developed as CLD; the G-2 Controlled Growth Sector may be developed as CLD or TND, and the G-3 Intended Growth Sector may be developed as TND or RCD.

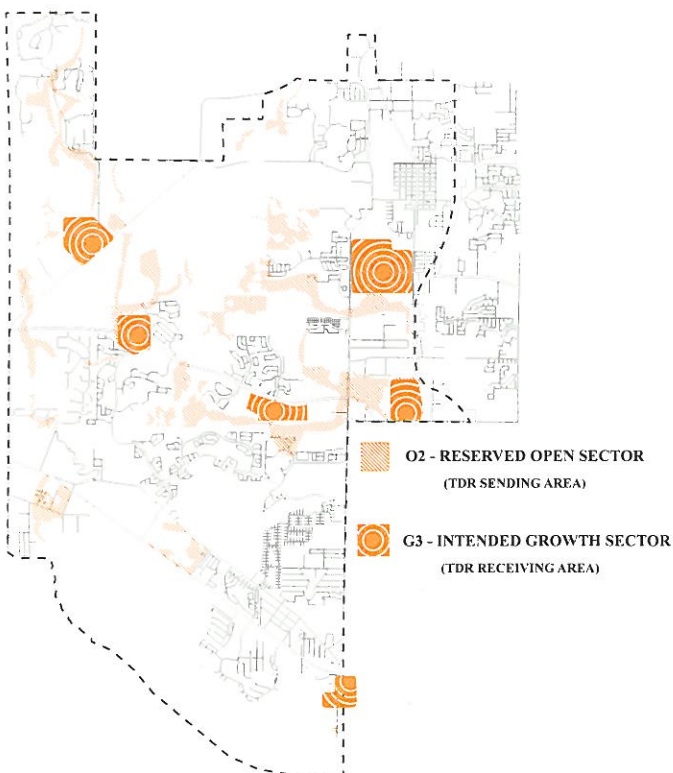
Step 1



Step 2



Step 3



Step 4 - Conclusion

